

March 14, 2001

**TO:** Mayor and City Council

**FROM:** Scott Norris, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Meeting, March 13, 2001

**The following item is scheduled for the March 20, 2001, City Council Meeting**

**Preliminary Site Plan:** 5<sup>th</sup> Avenue Cleaners  
**Applicant(s):** North Commercial 75 Joint Venture and Kum Sa H.H. Co.

**DESCRIPTION:**

Two retail buildings on two lots on 16.0± acres on the southwest corner of Wade Boulevard and Preston Road. Zoned Commercial-1. Neighborhood #23.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval as submitted.

SN/sg

cc: Jarod Jackson 214-341-2982  
North Commercial 972-788-4247  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.: 3E**

**Preliminary Site Plan:** 5<sup>th</sup> Avenue Cleaners

**Applicant(s):** North Commercial 75 Joint Venture and Kum Sa H.H. Co.

**Description:**

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**Remarks:**

The preliminary site plan shows a retail center with two free standing retail building, a restaurant and an anchor store with inline retail space. The first phase is the free-standing retail building on 1.7± acres at the actual corner. Preston Road and Wade Boulevard provided access to the proposed retail center. The applicant is developing the site in accordance with the Preston Road Overlay District standards. The building elevations will consist of a minimum of 20% natural stone. Slip roads have been incorporated along the frontage of Preston Road.

**RECOMMENDATION:**

Recommended for approval as submitted.